

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



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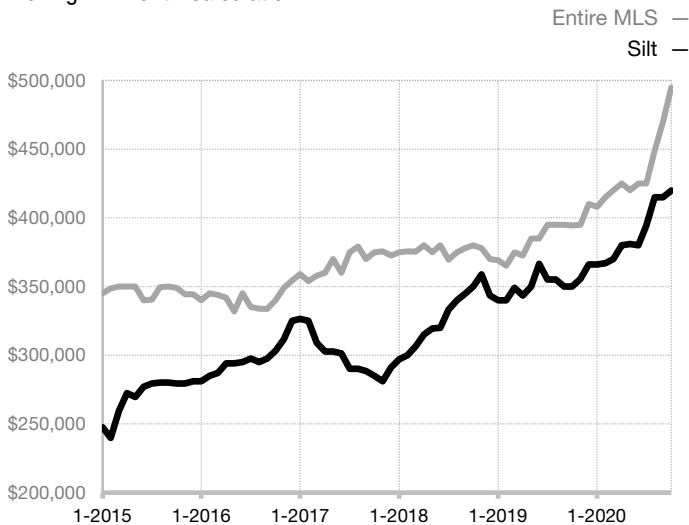
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	2	10	+ 400.0%	90	90	0.0%
Sold Listings	10	10	0.0%	72	65	- 9.7%
Median Sales Price*	\$387,450	\$518,000	+ 33.7%	\$362,450	\$425,000	+ 17.3%
Average Sales Price*	\$409,040	\$624,390	+ 52.6%	\$378,469	\$476,755	+ 26.0%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.3%	98.7%	+ 0.4%
Days on Market Until Sale	43	97	+ 125.6%	64	58	- 9.4%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	15	18	+ 20.0%
Sold Listings	1	4	+ 300.0%	21	18	- 14.3%
Median Sales Price*	\$272,000	\$303,250	+ 11.5%	\$283,000	\$278,500	- 1.6%
Average Sales Price*	\$272,000	\$304,100	+ 11.8%	\$271,567	\$260,711	- 4.0%
Percent of List Price Received*	98.9%	99.8%	+ 0.9%	98.8%	99.3%	+ 0.5%
Days on Market Until Sale	49	89	+ 81.6%	66	83	+ 25.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

